

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	MAYNARD ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MC GAH JOHN E & HELEN K/TRS			
Owner 2:	JOHN MC GAH & HELEN TRUST			
Owner 3:				
Street 1:	67 MAYNARD ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MC GAH JOHN E & HELEN K -		
Owner 2:	-		
Street 1:	67 MAYNARD ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3206 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7190		Sq. Ft.	Site		0	80.	0.88	1									508,563						508,600	
Total AC/HA: 0.16506			Total SF/SM: 7190		Parcel LUC: 104		Two Family		Prime NB Desc		ARLINGTON								Total:	508,563	Spl Credit				Total:	508,600	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7190.000	580,600		508,600	1,089,200		33136
							GIS Ref
							GIS Ref
Total Card	0.165	580,600		508,600	1,089,200	Entered Lot Size	
Total Parcel	0.165	580,600		508,600	1,089,200		Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		339.79	/Parcel:	339.79	Insp Date
						Land Unit Type:	11/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	580,600	0	7,190.	508,600	1,089,200		Year end	12/23/2021
2021	104	FV	553,700	0	7,190.	508,600	1,062,300		Year End Roll	12/10/2020
2020	104	FV	554,100	0	7,190.	508,600	1,062,700	1,062,700	Year End Roll	12/18/2019
2019	104	FV	412,400	0	7,190.	540,300	952,700	952,700	Year End Roll	1/3/2019
2018	104	FV	412,400	0	7,190.	394,100	806,500	806,500	Year End Roll	12/20/2017
2017	104	FV	386,600	0	7,190.	343,300	729,900	729,900	Year End Roll	1/3/2017
2016	104	FV	386,600	0	7,190.	292,400	679,000	679,000	Year End	1/4/2016
2015	104	FV	344,200	0	7,190.	286,100	630,300	630,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/26/2013	Info Fm Prmt	EMK	Ellen K
4/17/2009	Inspected	163	PATRIOT
4/14/2009	Measured	197	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	33136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

